

Egremont Housing Committee Minutes

August 4, 2021

Meeting Held in Town Hall and via Zoom

In Attendance:

Committee Members: Present at Town Hall: Fred Gordon, Mark Holmes, Richard Allen,

Guests: Via Zoom: Lucinda Vermuelen, BOS, Judith Goodman

Meeting called to order by Fred Gordon at 5:20 p.m.

The July 14th minutes were accepted and approved.

Joan Goodkind resigned as chairperson of the Housing Committee.

Fred Gordon, interim chair, paid tribute to Joan Goodkind's commitment and relentless pursuit of affordable housing in Egremont. Her contributions have been invaluable and her leadership will be missed.

For the benefit of potential new Committee Members, Fred provided a timeline of significant events as they related to affordable housing efforts in Egremont as shown in Exhibit A.

Judith Goodman attended the meeting to express her interest in joining the Housing Committee and to learn of our current activities. Also interested in joining the Committee is Bruce Kufenbaum.

Multiple calls, none returned, were placed to SK Design, to determine when they would begin the feasibility study and to also gain an audience with them to provide background information and outline the objectives and scope of the project. Due to this lack of response, Lucinda will reach out to the firm to encourage them to engage with the Housing Committee.

Meeting adjourned at 6:10.

The next meeting will be scheduled after the discussion with SK Design.

Respectively submitted,
Fred Gordon

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Exhibit A

Timeline of Housing Committee Activities

1989 - Egremont set aside approximately six acres for affordable housing adjacent to the Egremont Transfer Station and Town Hall.

August 2018 - As part of a proposed residential development on Manville Street, Ian Rausch, Alander Construction, committed to donating two houses, to be convertible into 4 housing units on this site with oversight by Construct, Inc.

August 2018 - Egremont voters agreed to the movement of the houses, but votes fell short of approving Town Financing, \$640,000, for the modification and movement of the houses. Construct secured funding for this work through local lenders. The Housing Committee was formed to work with Construct, Inc. specifically to create Condominium Bylaws and Home Ownership Agreements.

July 2020 - Egremont received a Commonwealth Grant to build a septic system to support 10 bedrooms, for these four housing units along with an access road to the site.

August 2020 - After a two year delay, Great Barrington abutters to the development on Manville Street, won a lawsuit to stop the development of the property on Manville Street. Due to this action, the houses did not move to the Egremont Town Site. During this period, the Housing Committee worked closely with the Planning Board to craft an Accessory Dwelling Unit Bylaw, which was approved by Egremont Voters.

October 2020 - The Housing Committee switched gears and explored not for profit organizations to gauge their interest in developing affordable housing on the property. In addition, the Committee worked with Richard Allen and others to establish a 501(c)3 Housing Trust for in-kind property and cash contributions to create Workforce Housing.

November 2020 - The Housing Committee met with Habitat for Humanity to gauge their interest in developing ownership housing for moderate income purchasers. They voiced their interest in developing the property and discussed their strengths and approach to developing a property.

January 2021 - Community Development of Southern Berkshire, voiced their interest in developing the property.

April - 2021 The Housing Committee drafted a Request for Proposal (RFP) to be sent to parties interested in developing the property.

May 2021 - Egremont Select Board decided to delay issuing the RFP until a feasibility study was completed.

June 2021 - Egremont voters approved a \$10,000 allocation to fund a feasibility study to be completed by S K Design. Ken Walto, Berkshire Regional Planning Commission, was assigned to the Housing Committee as a resource as we work through the RFP process and project development.